

40037

When recorded mail to:

City Clerk's Office

City of Riverside

City Hall, 3711 Orange Street

Riverside, CA 92501

DOCUMENTARY TRANSFER TAX

\$ NoneSignature [Signature]

CITY OF RIVERSIDE

RECEIVED FOR RECORD

APR 5 1974

Min. Past o'clock M.
CITY CLERK

Book 1974, Page 40037

Recorded in Official Records
of Riverside County, California

W.H. Balyogh Recorder

FEES \$

INDEXED

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. _____

GRANT DEED

JAMES M. MAURER and HASELTINE R. MAURER, husband and wife, CARLTON L. FRENCH and BARBARA J. FRENCH, husband and wife, and B.B.R. & M. INVESTMENT CO., INC., a California Corporation, Grantors,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do _____

hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of the north half of the northwest quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

Beginning at the intersection of a line parallel with and distant easterly 33.00 feet, measured at right angles, from the west line of said Section 20 with a curved line concave to the northeast, having a radius of 5846.65 feet, said curved line being concentric with the southwesterly right of way line of the Atchison, Topeka, and Santa Fe Railway Company and distant southwesterly 67.00 feet, measured radially, from said southwesterly right of way line, said southwesterly line has a radius of 5779.65 feet;

Thence South 00° 11' 00" East along said parallel line, a distance of 189.83 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 167.00 feet, from which the center of said curve bears North 89° 49' 00" East;

Thence northerly along said curve, to the right, through a central angle of 35° 00' 08", an arc distance of 102.02 feet to a point therein, from which the center of said curve bears South 55° 10' 52" East;

Thence South 89° 50' 48" East, a distance of 32.90 feet to a point in said curved line mentioned hereinabove, having a radius of 5846.65 feet, from which the center of said curve bears North 55° 27' 06" East;

Thence northwesterly along said curved line, to the right, through a central angle of 01° 06' 41", an arc distance of 113.41 feet to the point of beginning, from which the center of said curve bears North 56° 33' 47" East.

DESCRIPTION APPROVAL

by G. P. [Signature] 12/23/71 by [Signature]
Surveyor

40037

B.B.R.&M. INVESTMENT CO., INC.,
a California corporation,

APPROVED AS TO FORM
John Woodruff
CITY ATTORNEY

By: Beck

By: Marcelle L. Beck
Sec.

Dated Jan 14, 1974

WITNESS Wm. French

James M. Maurer
JAMES M. MAURER
Haseltine R. Maurer
HASELTINE R. MAURER
Carlton L. French
CARLTON L. FRENCH

TO 443 C
(Witness)

STATE OF CALIFORNIA
COUNTY OF Riverside } SS.

On January 14, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Wm. Steven Wixon, personally known to me to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Riverside, and that he was present and saw Carlton L. French and Barbara J. French, personally known to him to be the same

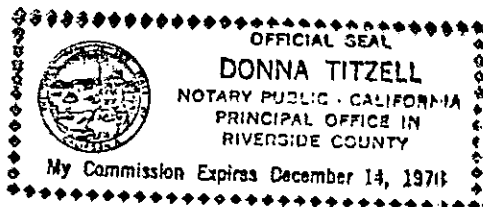
person. s described in and whose name s are subscribed to the within and annexed Instrument as Part thereto, execute and deliver the same, and they acknowledged to said affiant that they executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal

Signature Donna Titzell

Donna Titzell

Name (Typed or Printed)



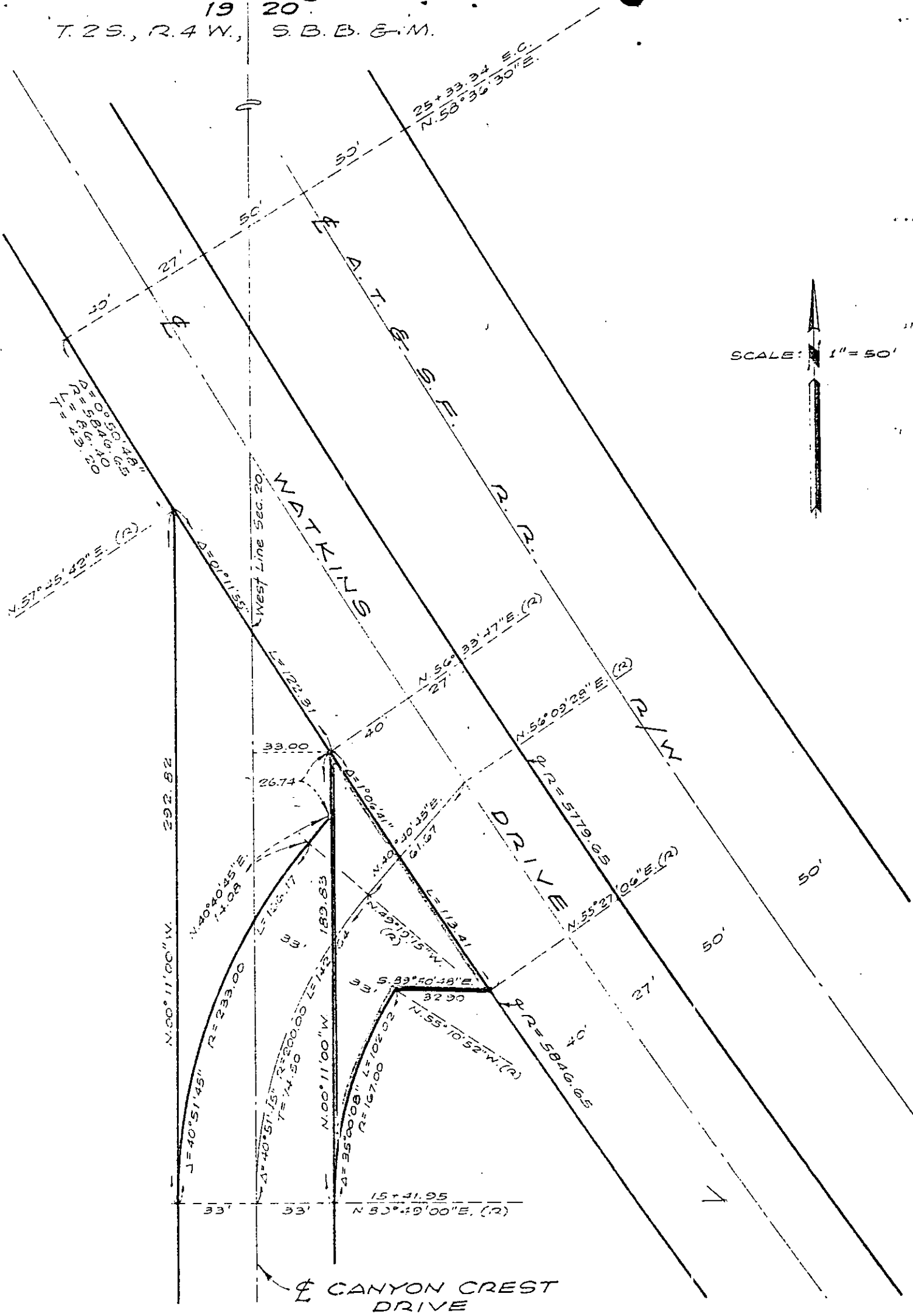
or

dino

and on
orded
hereby

8135

400317



SCALE: 1" = 50'

12,26-6

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

WO.
71-225

FILE
2331.33

This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.

SHEET
1
8/35
OF 1 SHEETS

SCALE: 1" = 50' DRAWN 12-16-71 BY JB SUBJECT 2-19-70

40034

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501

RECEIVED FOR RECORD

APR 5 1974

Min. Past o'clock
CITY CLERK Request of

Book 1974, Page

Recorded in Official Records
of Riverside County, California

W. W. Daugherty Recorder

FEES \$

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARTIAL RELEASE OF LIEN OR ABSTRACT OF JUDGMENT

(Escrow No.)

(Case No.)

For a valuable consideration, the undersigned hereby releases from that certain ☐ claim of lien
☒ abstract of judgment

dated June 28, 1971, against James M. Maurer and Haseltine Maurer

recorded as Instrument No. 70671, on June 29, 1971, 19....., in Book/Reel 7703

Page/Image 731, of Official Records in the Office of the County Recorder of Riverside County,

State of California, that portion of the property affected thereby, which portion is described as follows:

See legal description attached.

THOMPSON & COLLEATE

By: James D. Ward

Dated this 1st day of April, 19 74 Attorneys for Arthur Jacobson

STATE OF CALIFORNIA

COUNTY OF Riverside

On April 1, 1974, before me, the undersigned, a Notary Public in and for said
SS. County and State, personally appeared James D. Ward

known to me to be the
person..... whose name..... is..... subscribed to the within
instrument, and acknowledged to me that..... he..... executed the same.

Notary's Signature Frances M. Scott
Frances M. Scott



OFFICIAL SEAL
FRANCES M. SCOTT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY

My Commission Expires Sept. 28, 1975

40034

All that portion of the North half of the Northwest quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

BEGINNING at the intersection of a line parallel with and distant Easterly 33.00 feet, measured at right angles, from the West line of said Section 20 with a curved line concave to the Northeast having a radius of 5,846.65 feet, said curved line being concentric with the Southwesterly right of way line of the Atchison, Topeka and Santa Fe Railway Company and distant Southwesterly 67.00 feet, measured radially from said Southwesterly right of way line, said Southwesterly line has a radius of 5,779.65 feet; Thence South $00^{\circ} 11' 00''$ East along said parallel line, a distance of 189.83 feet to the beginning of a non-tangent curve, concave to the Southeast, having a radius of 167.00 feet, from which the center of said curve bears North $89^{\circ} 49' 00''$ East; Thence Northerly along said curve, to the right, through a central angle of $35^{\circ} 00' 08''$, an arc distance of 102.02 feet to a point therein, from which the center of said curve bears South $55^{\circ} 10' 52''$ East; Thence South $89^{\circ} 50' 48''$ East, a distance of 32.90 feet to a point in said curved line mentioned hereinabove, having a radius of 5,846.65 feet, from which the center of said curve bears North $55^{\circ} 27' 06''$ East; Thence Northwesterly along said curved line, to the right, through a central angle of $01^{\circ} 06' 41''$, an arc distance of 113.41 feet to the point of beginning, from which the center of said curve bears North $56^{\circ} 33' 47''$ East.

Said property is located in the City of Riverside, County of Riverside, State of California

8135

40036

RECORDING REQUESTED BY
TRANSAMERICA TITLE INS

AND WHEN RECORDED MAIL TO

Name City of Riverside
Street Address Property Services Division
City 4200 Orange Street
State Riverside, CA 92501
Zip
RECON #230

RECEIVED FOR RECORD

APR 5 1974

Min. Past 10'clock
City of Riverside

Book 1974, Page 40036
Recorded in Official Records
of Riverside County, California

Recorder

FEES \$

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF PARTIAL RECONVEYANCE

(Escrow No.....)

WHEREAS, a portion of the indebtedness secured by the Deed of Trust EXECUTED BY JAMES M. MAURER and
HASELTINE R. MAURER, husband and wife

TO TRANSAMERICA TITLE INSURANCE COMPANY, a California Corporation TRUSTOR(S)

dated April 26 1971, and recorded as Instrument No. 44860 TRUSTEE(S)

on April 29 1971, in Book/Reel....., Page/Image....., of Official Records
in the Office of the County Recorder of Riverside County, State of California, has been paid.

NOW THEREFORE, the present Trustee(s) under said Deed of Trust do(es) hereby reconvey unto the parties entitled thereto all right, title
and interest which was heretofore acquired by said Trustee(s) under said Deed of Trust, in the lands situate in
County of Riverside State of California, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, said Trustee has executed these presents by its officers thereunto duly authorized, this 4th
day of March, 1974.

TRANSAMERICA TITLE INSURANCE COMPANY

As Trustee.

By C. SHERMAN
Attest Asst Secretary

President

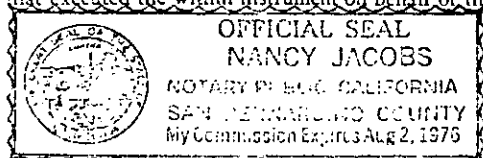
Secretary.

STATE OF CALIFORNIA

COUNTY OF Riverside
Asst Secretary

On March 4, 1974, before me, the undersigned, a Notary Public in and for said
County and State, personally appeared C. Sherman
and known to me to be the
Asst Secretary and respectively of the Corporation

that executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.



Notary's Signature
Type or Print Notary's Name Nancy Jacobs

40036

EXHIBIT "A"

All that portion of the North Half of the Northwest Quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as follows:

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Initialled for Identification